

BILL NO.

SPONSORED BY COUNCILMAN GRAHAM

ORDINANCE NO.

AN ORDINANCE OF THE CITY OF JEFFERSON, MISSOURI, CHANGING, AMENDING, AND MODIFYING THE TEXT OF CHAPTER 35, ZONING CODE, AND THE ZONING MAP OF THE ZONING CODE OF THE CITY OF JEFFERSON, BY ESTABLISHMENT OF A NEIGHBORHOOD CONSERVATION OVERLAY DISTRICT, TO BE NAMED THE EAST HIGH STREET CONSERVATION DISTRICT.

WHEREAS, the standards and guidelines in this ordinance are intended to provide meaningful and reasonable guidance to property owners, design professionals, and public officials charged with administering this ordinance.

WHEREAS, The zoning ordinance requires consistency between the comprehensive plan and amendments to the zoning map and text of the Zoning Code and the proposed district is supported by the recommendations of the Central Eastside Neighborhood Plan, an adopted component of the Comprehensive Plan of the City of Jefferson.

NOW, THEREFORE, BE IT ENACTED BY THE COUNCIL OF THE CITY OF JEFFERSON, MISSOURI, AS FOLLOWS:

Section 1. The Zoning Map of the Zoning Code of the City of Jefferson is hereby amended by designating the land within the following boundaries as the “East High Street Conservation District”, a Neighborhood Conservation Overlay District authorized by Section 35-33 of the Zoning Code: Beginning at the ___(*insert legal description*)___

Section 2. Chapter 35, Zoning Code, is hereby amended with the addition of a new Section 35-34.B.3 pertaining to establishment of the East High Street Conservation District and regulations thereof, as follows:

3. East High Street Conservation District.

- a. Applicability. The standards and guidelines of this section shall apply equally, as follows, to residential and nonresidential sites, buildings and uses located within the East High Street Conservation District as shown on the Zoning Map of the Zoning Code of the City of Jefferson, unless specifically exempted.
 - (1) New Construction
 - (2) All additions to the front and sides of buildings
 - (3) Other additions exceeding 100 square feet of gross floor area.
 - (4) Exterior alteration, rehabilitation, renovation and remodeling, including façade renovations, rehabilitation, or alterations.
 - (5) Accessory buildings, structures and uses.

b. Exemptions. The standards and guidelines of this section shall not apply to the following.

- (1) Land approved as part of a PUD Plan.
- (2) Construction of terraces, patios, walkways or similar structures at grade level.
- (3) installation of storm doors, storm windows or window air conditioners, provided the size of the opening is not changed.
- (4) Installation of gutters, intake vents, exhaust vents or chimney caps.
- (5) Maintenance, repair or replacement of any exterior architectural feature of a structure which does not change the design, material or outward appearance of the structure.
- (6) Exterior alterations or additions not visible from any street.
- (7) Any interior alteration, rehabilitation, renovation or remodeling.
- (8) Accessory structures not visible from any street.
- (9) City abatement of violations of the Property Maintenance Code or other codes.
- (10) Churches, Mosques, or synagogues, however such uses are encouraged to comply with these provisions.
- (11) Public schools, public buildings and facilities used for governmental purposes, however such uses are encouraged to comply with these provisions.

c. Site Design Elements.

- (1) Building Orientation. All primary structures shall be oriented to the street and shall provide at least one entrance facing the street. Primary structures located on corner lots shall be oriented to the dominant street or, in the case of bordering two streets with equal listing in the dominant street hierarchy, shall be oriented toward both streets. The dominant street hierarchy is established in the following order:
 - (a) East High Street (400 to 900 blocks).
 - (b) Lafayette Street, East McCarty Street.
 - (c) Ash Street.
 - (d) East High Street (1000 block).
 - (e) All other streets within the district.
- (2) Lot area and width. No modification of the underlying zoning district.
- (3) Building Setbacks.
 - (a) Front setbacks.
 - i. Front setbacks for properties bordering East High Street, Lafayette Street, East McCarty Street, and Ash street shall be the property line/right-of-way line adjacent to the street. In the case of corner lots, the front setback line shall apply to both street frontages (including side streets not listed above).

- ii. Front setbacks for all other properties shall be established by averaging the distance of building setbacks of structures on abutting lots, or in the absence of structures on abutting lots, along the frontage in the same block.
 - (b) The front façade of new primary structures shall be located at the front setback line or within 2 feet of the front setback line.
 - (c) Structures located on corner lots shall adhere to the above setback requirements for both streets.
- (4) Driveways.
- (a) No driveway access to a street hereafter constructed or expanded shall exceed 18 feet in width or a one or two family structure or 24 feet in width for all other uses.
 - (b) Where a property borders an alley, driveways shall connect to the alley and shall have their principal access from the alley, with no access to the street necessary, whenever possible. Properties may be served by driveway access to both the alley and the street, but are encouraged to connect only to the alley.
- (5) Parking.
- (a) Location.
 - i. One and two family uses. Parking spaces and parking lots shall be located to the side or rear of structures. No parking is permitted on the portion of the lot in front of the front facade of a primary structure.
 - ii. Multi-family and non-residential uses. Parking lots shall be located in the rear yard. Where rear yard area is unavailable for establishment of a parking lot, parking may be located in the side yard but shall not extend in front of the front plane of the building and shall not exceed 62 feet along the adjacent street frontage and shall include a ten (10) feet wide Type A landscaping buffer adjacent to the parking lot on the street side.
 - iii. Parking lots and driveways shall be paved in accordance with Section 35-58.
 - (b) Number of spaces.
 - i. One and two family uses. No modification of off street parking requirements, exceptions and reductions outlined in Section 35-38.
 - ii. Multi-family and non-residential uses. No modification of off street parking

requirements, exceptions and reductions outlined in Section 35-38.

- (6) Landscaping. Not more than five (5) percent of the front yard may be covered with gravel or crushed rock.
- (7) Fences.
 - (a) Front and side yard. Fences located in the front yard shall consist of wooden posts and pickets or iron fencing. Solid fencing (more than 60% opaque) is not permitted in front or side yards.
 - (b) Rear yard. No modifications of the underlying zoning district. Chain link and solid screening fencing is permitted in rear yard areas.
- (8) Outdoor Lighting. No modifications of the underlying zoning district.
- (9) Signage.
 - (a) Non-residential and multi-family uses fronting on High Street, East McCarty Street, Lafayette Street, and Ash Street shall per permitted the following on premise signage:
 - i. One freestanding sign per street frontage. Each sign shall not exceed twenty-four (48) square feet in area and ten (10) feet in height. Freestanding signs shall be either non-illuminated or externally illuminated by shielded spotlight and shall not cast direct light beyond the sign structure.
 - ii. Building mounted signage not to exceed a total of 10% of the façade area per façade or building elevation. Building mounted signage shall not exceed the maximum sign size regulations of Section 3-4.A.1.d of the City Code. Building mounted signage may be internally illuminated, externally illuminated, or non-illuminated.
 - (b) Non-residential and multi-family uses fronting on other streets not listed in sub-section (a) above shall per permitted the following on premise signage:
 - i. One freestanding sign per street frontage. Each sign shall not exceed twenty-four (24) square feet in area and four (4) feet in height.
 - ii. Building mounted signage not to exceed a total of twenty-four (24) square feet per street frontage in area.
 - ii. If illuminated, signage shall be externally illuminated by shielded spotlight and shall not cast direct light beyond the sign structure.
 - (c) One and two family uses. No modifications from sign code allowances.

- d. Building Design Elements.
- (1) Exterior Walls.
 - (a) Exterior walls of primary structures facing a street shall be finished with brick or stone. Other exterior walls of primary structures shall consist of brick, stone, stucco siding consisting of aluminum, masonite, steel or wood; but shall not be finished with vinyl siding, plain concrete, plain concrete block, corrugated metal, plywood, oriented-strand board, asphalt shingles, or sheet pressboard. When horizontal siding is used, the reveal shall be 6 inches or less. All trim shall be wood. The finish material on exterior walls of additions shall match the existing structure.
 - (2) Architectural Features.
 - (a) Buildings with frontage on East High Street, Lafayette Street, East McCarty Street, and Ash Street shall incorporate a minimum of three of the following features into the design of the front façade facing said streets:
 - i. Storefront windows.
 - ii.
 - iii. *(insert list of suitable architectural features)*
 - (3) Roof type and pitch.
 - (a)
 - i. All new principal structures with frontage on East High Street, Lafayette Street, East McCarty Street, or Ash Street shall have gabled, hip, or flat roofs.
 - ii. All new principal structures with frontage on other streets within the district shall have gabled or hip roofs with pitches having a minimum slope of four units vertical in twelve units horizontal. Roof eaves shall project from the exterior wall at least 12 inches on all elevations.
 - (b) Roof type and pitch on additions shall match the existing structure.
 - (c) Skylights and solar collectors shall not be placed in locations visible from the street when these are newly installed or replaced.
 - (d) Satellite dishes shall be placed in side or rear yards or, if building mounted, shall be mounted so that they are not visible from the principal street.
 - (4) Windows and Doors.
 - (a) Each building face of principal structures and additions shall contain a minimum of 5% of the total face square footage in glazing. Doors and windows shall not be blocked or enclosed on any walls visible from the street.

- (b) Metal or vinyl awning shall not be added over windows or doors.
- (5) Entrance Doors and Porches.
 - (a) Primary structures not built to a street line as outlined in section 3.c.(3).(a).i above shall include an entry door that faces the front yard onto a covered porch. The covered porch shall extend a minimum of 40% of the length of the front façade and have a minimum depth of 6 feet and a maximum depth of 15 feet. Incorporation of railing into the porch design is encouraged. No portion of any porches facing a street shall be enclosed (enclosure of porches with glass, wire screening or other screening material is not permitted).
- (6) Foundations. All new primary structures shall have a foundation constructed of brick, stone, concrete or other form of masonry material. If plain concrete or plain concrete block is used, the foundation shall not be exposed more than one foot above finished grade. Existing or new unpainted brick or other masonry foundation materials shall not be painted.
- (7) Building Height. Maximum building height shall be three (3) stories, not including one basement level below the primary street entrance but including attic levels with finished space or windows, or 45 feet, as measured from the grade of the lot facing the dominant street, whichever is less.
- (8) Utilities. Utility and mechanical connections shall not be located on the front façade when newly installed or replaced.

Passed: _____

Approved: _____

Presiding Officer

Carrie Tergin, Mayor

ATTEST:

APPROVED AS TO FORM:

City Clerk

City Counselor